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MANDARIN LAKES  
ENTRANCE FEATURE 07-EF-10  
SEC. 34 TWP. 56 RGE. 39  
MUNICIPALITY: DADE  
ZONING:

PASCUAL ,PEREZ,KILIDDJIAN & ASSOCIATES

VILLAGE AT BEACON CENTER  
8323 NORTHWEST 12 STREET  
SUITE NO. : 104  
MIAMI, FLORIDA 33126  
TELEPHONE : (305) 592-1363  
FACSIMILE : (305) 592-6865

INDEX OF DRAWINGS:  
ARCHITECTURAL

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MIAMI,FLORIDA 33186  
TELEPHONE: (305) 259 - 3100  
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PASCUAL  
PEREZ  
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ARCHITECTS • PLANNERS

REGISTRATION NO. : AR 0015394

- 1. COVER SHEET
- 2. SP-1 SITE PLAN MASTER
- 3. SP-2 SITE PLAN
- 4. A-1 FOUNDATION PLANS
- 5. A-2 FLOOR PLANS AND ELEVATIONS

LANDSCAPE & IRRIGATION  
L-1 LANDSCAPE PLAN  
L-2 LANDSCAPE ~~PLAN~~ DETAILS  
IR-1 IRRIGATION PLAN

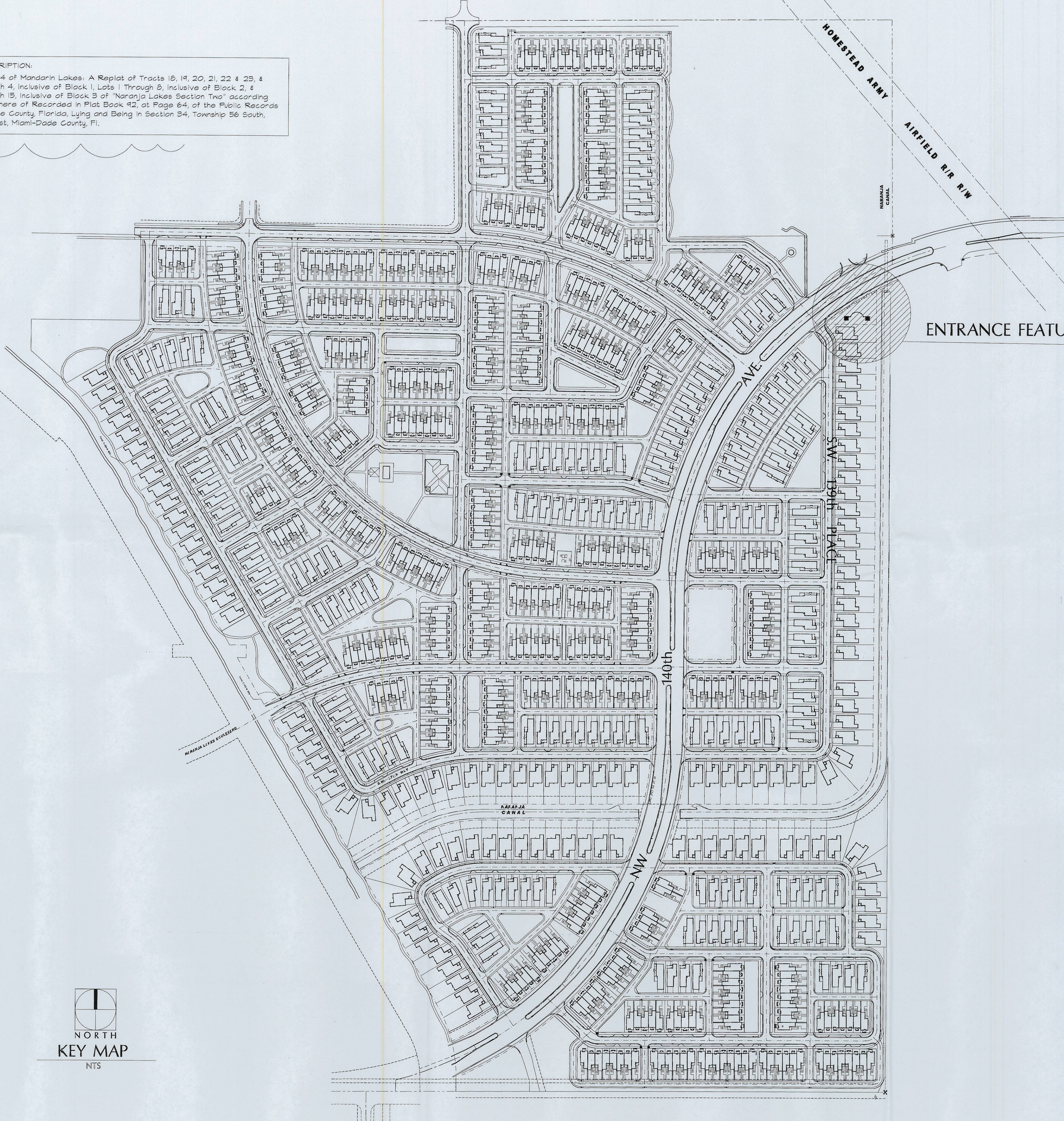
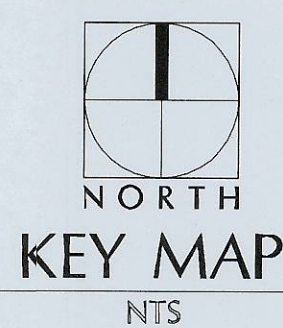
MANDARIN LAKES  
ENTRANCE FEATURE  
BY  
NARANJA LAKES CONSTRUCTION, LLC  
MIAMI DADE, FLORIDA

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MIAMI-DADE PLANNING AND ZONING DEPT.  
BY PLS



LEGAL DESCRIPTION:

Park Tract B4 of Mandarin Lakes: A Replat of Tracts 18, 19, 20, 21, 22 & 23, & Lots 1 Through 4, inclusive of Block 1, Lots 1 Through 8, inclusive of Block 2, & Lots 1 Through 15, inclusive of Block 3 of "Naranja Lakes Section Two" according to the Plat There of Recorded in Plat Book 42, at Page 64, of the Public Records of Miami-Dade County, Florida, Lying and Being in Section 34, Township 56 South, Range 39 East, Miami-Dade County, FL.



ENTRANCE FEATURE

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REVISIONS:  
△ Bldg. Comm. 10/07

MANDARIN LAKES  
BY  
NARANJA LAKES CONSTRUCTION, LLC  
MIAMI-DADE COUNTY, FLORIDA

10/23/07  
ENTRANCE FEATURE  
AT 140TH AVE. & 139TH PATH

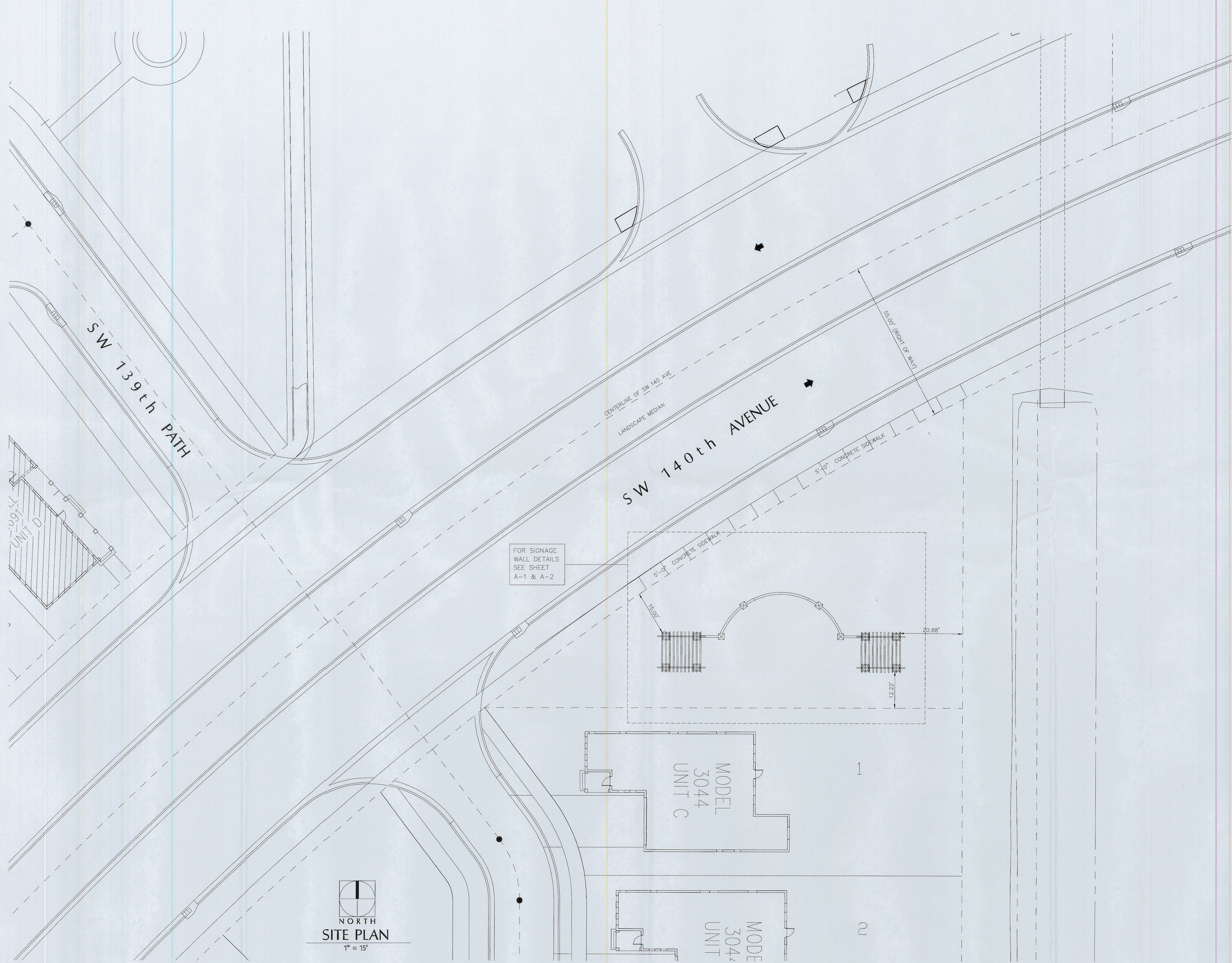
SITE PLAN

DATE: 04-29-05  
SCALE: AS SHOWN  
DRAWN: NC  
JOB NO.: 418

SP-1

SHEET NO.:





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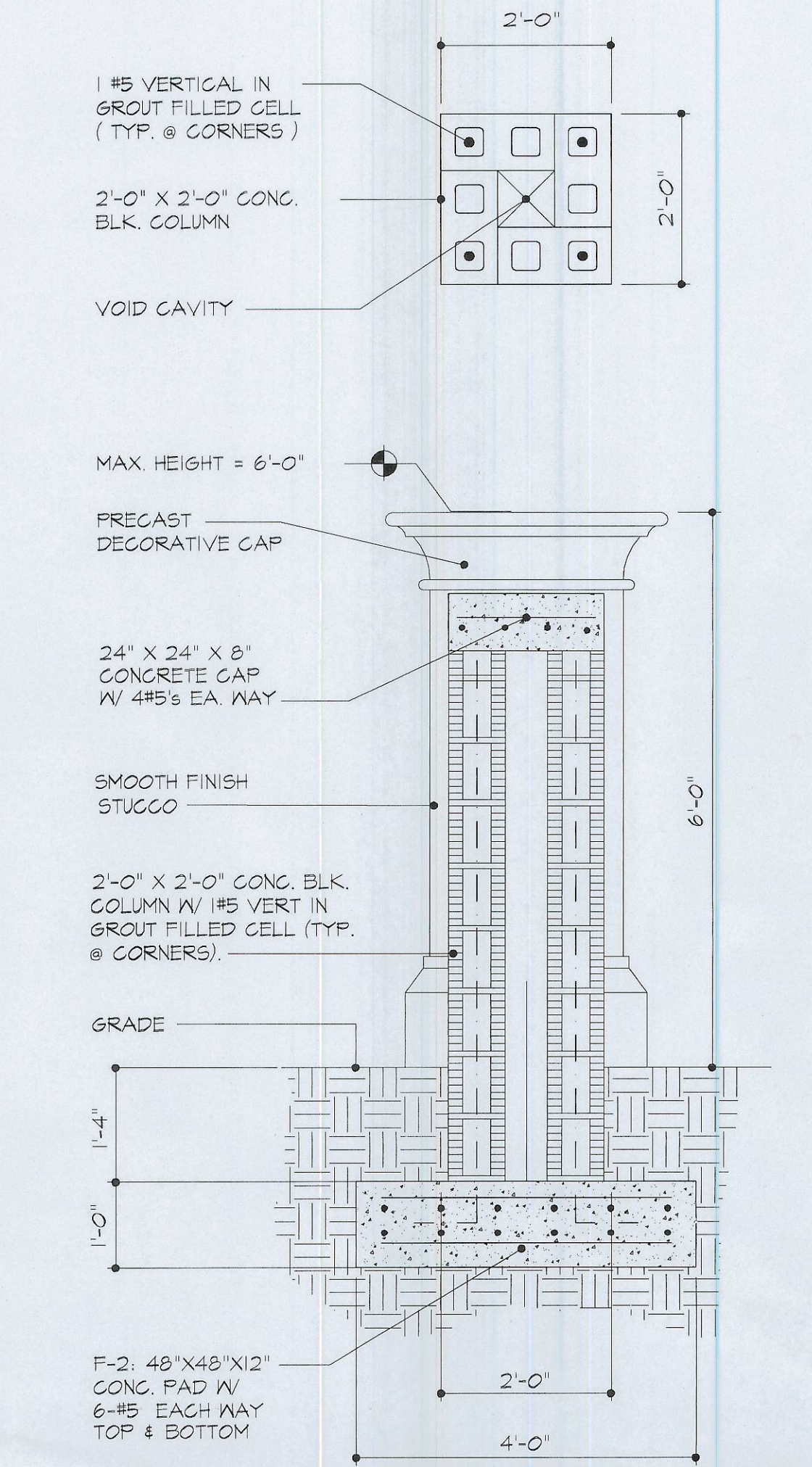
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AT 140TH AVE & 139TH PATH

SITE PLAN  
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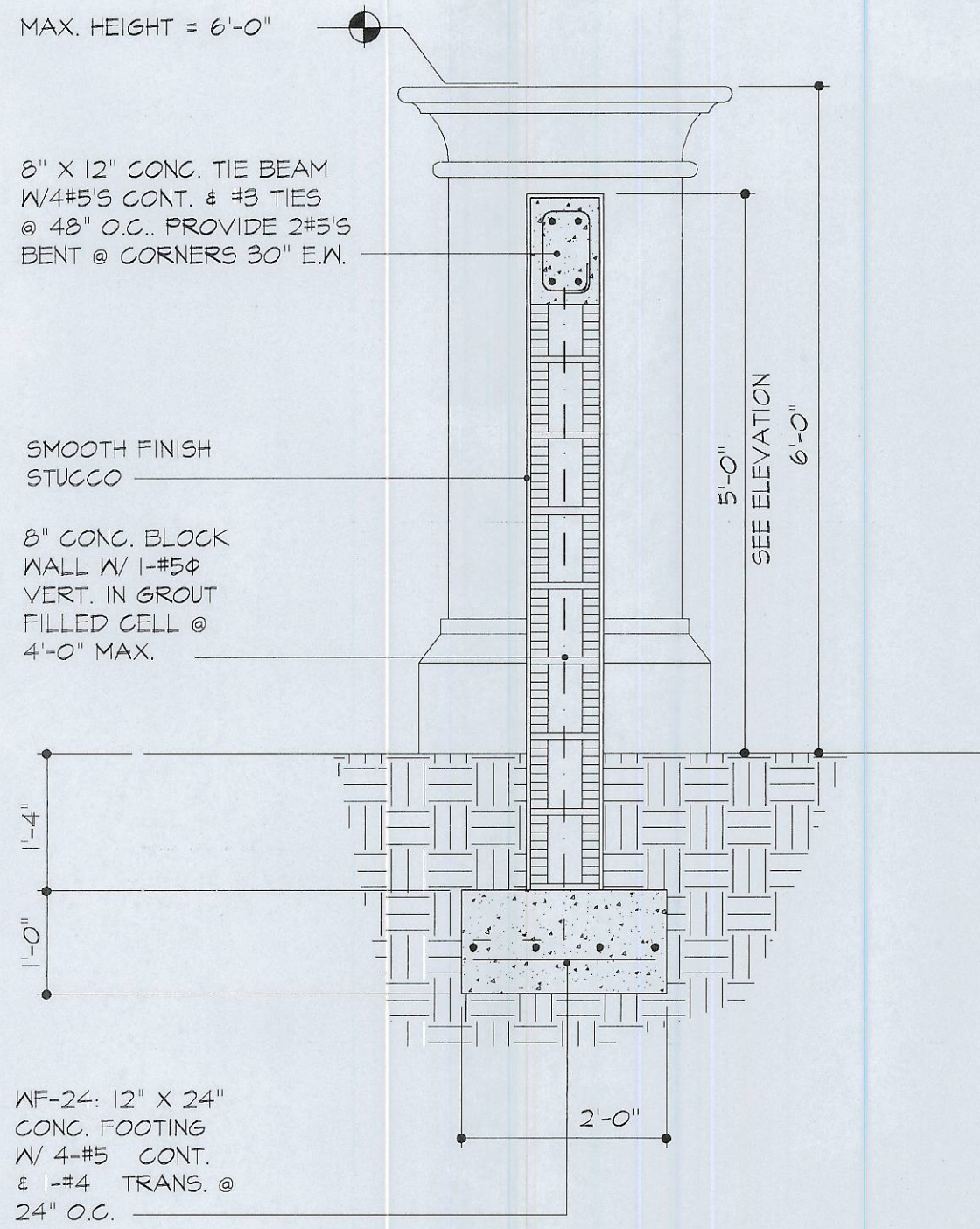
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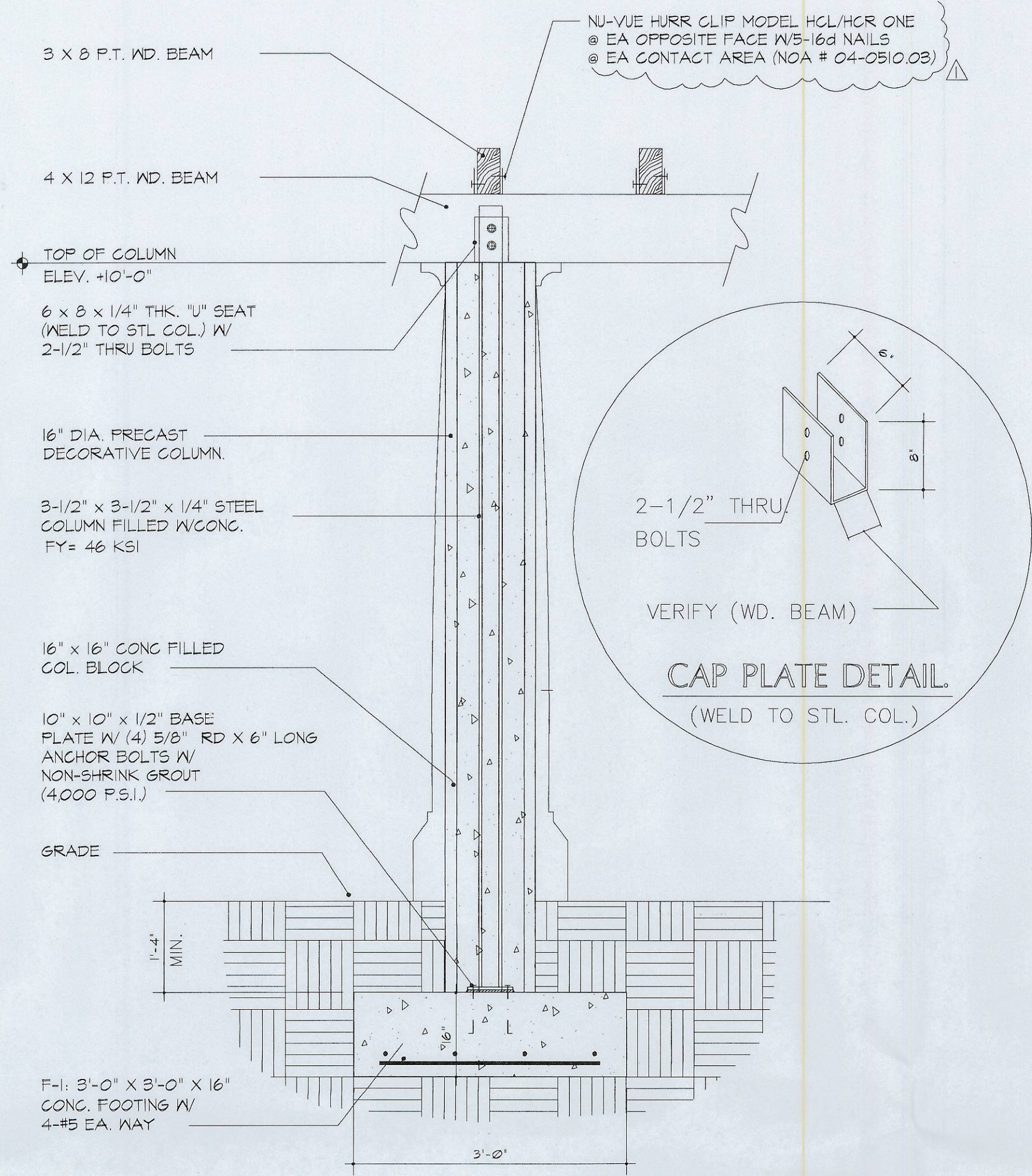
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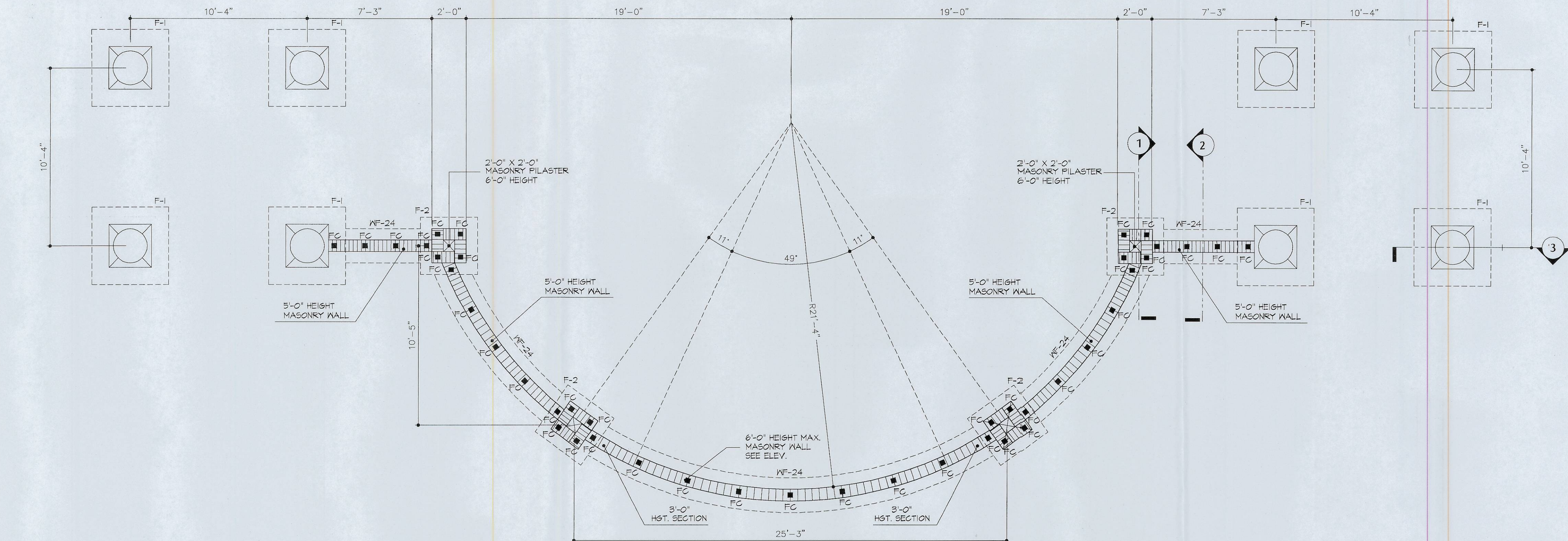
1 SECTION DETAIL N.T.S.



2 SECTION DETAIL N.T.S.



3 SECTION DETAIL N.T.S.



FOUNDATION PLAN

SCALE: 1/4" = 1'

FOOTING SCHEDULE			
TYPE	SIZE	REINFORCEMENT	REMARKS
F-1	36" X 36" X 16" PAD	4-#5 EACH WAY TOP & BOTTOM	
F-2	48" X 48" X 12" PAD	6-#5 EACH WAY TOP & BOTTOM	
WF-24	24" X 12" CONT. CONC. FTG.	4-#5 CONT. & 1-#4 TRANS. @ 24" O.C.	

COLUMN SCHEDULE		
TYPE	SIZE AND REINFORCEMENT	REMARKS
FC	1#5 VERT. IN CONC. FILLED BLOCK CELL @ 48" O.C. MAX.	

SOIL STATEMENT:

AS PER VISUAL INSPECTION SOIL CONDITIONS AT THIS SITE ARE SAND AND ROCK WITH A MINIMUM BEARING CAPACITY OF 2,000 P.S.F. SHOULD OTHER CONDITIONS OR MATERIALS BE ENCOUNTERED, THE ENGINEER AND/OR ARCHITECT SHALL BE NOTIFIED PRIOR PROCEEDING WITH THE WORK.

CONCRETE NOTES:

- ALL POURED IN PLACE CONCRETE 2500 PSI AT 28 DAYS MIN. 3,000 PSI AT TIE BEAMS, MIN. SLUMP NOT TO EXCEED 5".
- ALL CONCRETE WORK IN ACCORDANCE WITH 'SPECIFICATIONS FOR STRUCTURAL CONCRETE FOR BUILDINGS' (ACT 308-TI).
- AD MIXTURES ARE NOT PERMITTED WITHOUT WRITTEN APPROVAL OF ENGINEER.

WALL LEGEND:

INDICATES 8"x8"x16" and 12"x8"x16" MASONRY UNIT WALL REFER TO PLAN FOR SIZE AND SPACING OF VERTICAL REINFORCING, (EXCEPT WHERE NOTED OTHERWISE)

FILL CELL NOTES

- (WHERE FILLED CELLS ARE USED) ALL BLOCK SHALL BE HOLLOW UNIT MASONRY WITH A MINIMUM COMPRESSIVE STRENGTH OF F' M-1500. ONLY TYPE M MASONRY SHALL BE USED.
- PROVIDE CLEANOUT OPENINGS AT THE BOTTOM OF ALL FILLED CELLS TO BE FILLED WHERE POUR OF GROUT EXCEEDS 4'-0" IN HEIGHT. IF WORK IS STOPPED FOR ONE HOUR OR MORE, STOP GROUT POUR 1 1/2' BELOW TOP OF THE UPPERMOST UNIT.
- ALL GROUT IN FILLED CELLS SHALL BE MINIMUM 3,000 P.S.I. PEAROCK CONCRETE.
- PROVIDE MIN. 1#5 BAR ON BOTH SIDES OF REINFORCED MASONRY OPENINGS EXCEEDING 36" SPAN. (REFER TO PLAN FOR ADDITIONAL REINFORCEMENT).

FOUNDATION NOTES:

- HOOK ALL VERTICAL REINFORCING INTO FOUNDATION WITH STANDARD ACI. HOOK
- BLOCK STRENGTH = 1,500 PSI  
MORTAR = TYPE M (2,500 PSI)
- PROVIDE 12 HOUR MIN. DELAY TIME FOR SUPERIMPOSING A LOAD ON CONCRETE AFTER IT HAS BEEN PLACED
- FILLED CELL REINF. TO BE 3,000 PSI PEAROCK CONCRETE

**PASCUAL PEREZ KILIDDJIAN & ASSOCIATES**  
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Bldg. Comm. 10/07

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MIAMI-DADE COUNTY, FLORIDA

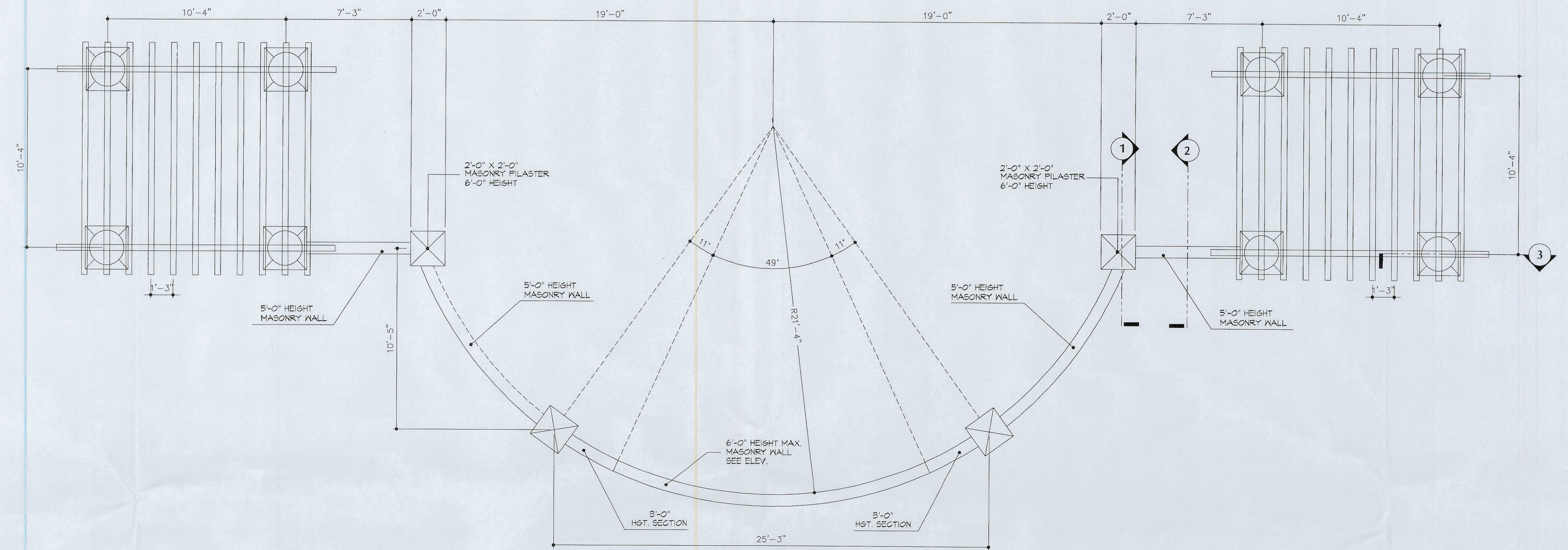
10/23/07  
MAIN ENTRANCE FEATURE

FOUNDATION PLAN DETAILS	
DATE :	11-07-03
SCALE :	AS SHOWN
DRAWN :	NC
JOB NO. :	418

A-1  
SHEET NO. :

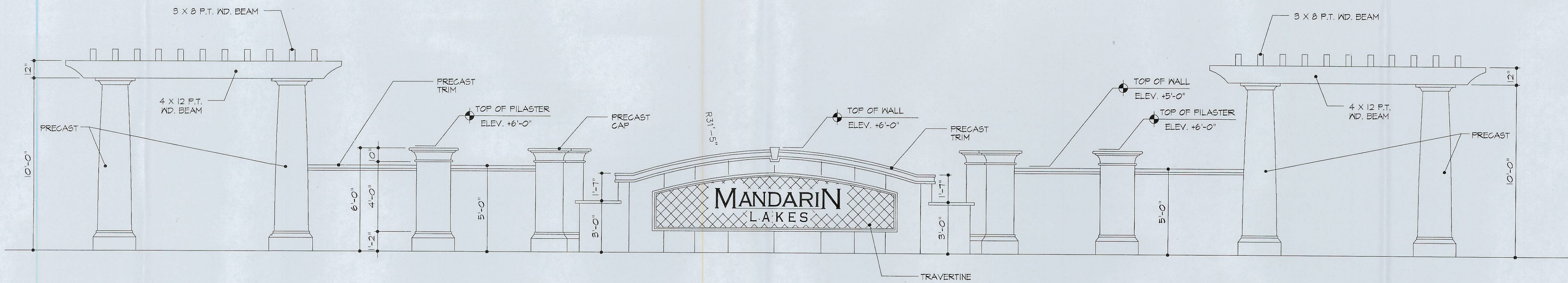


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FLOOR PLAN

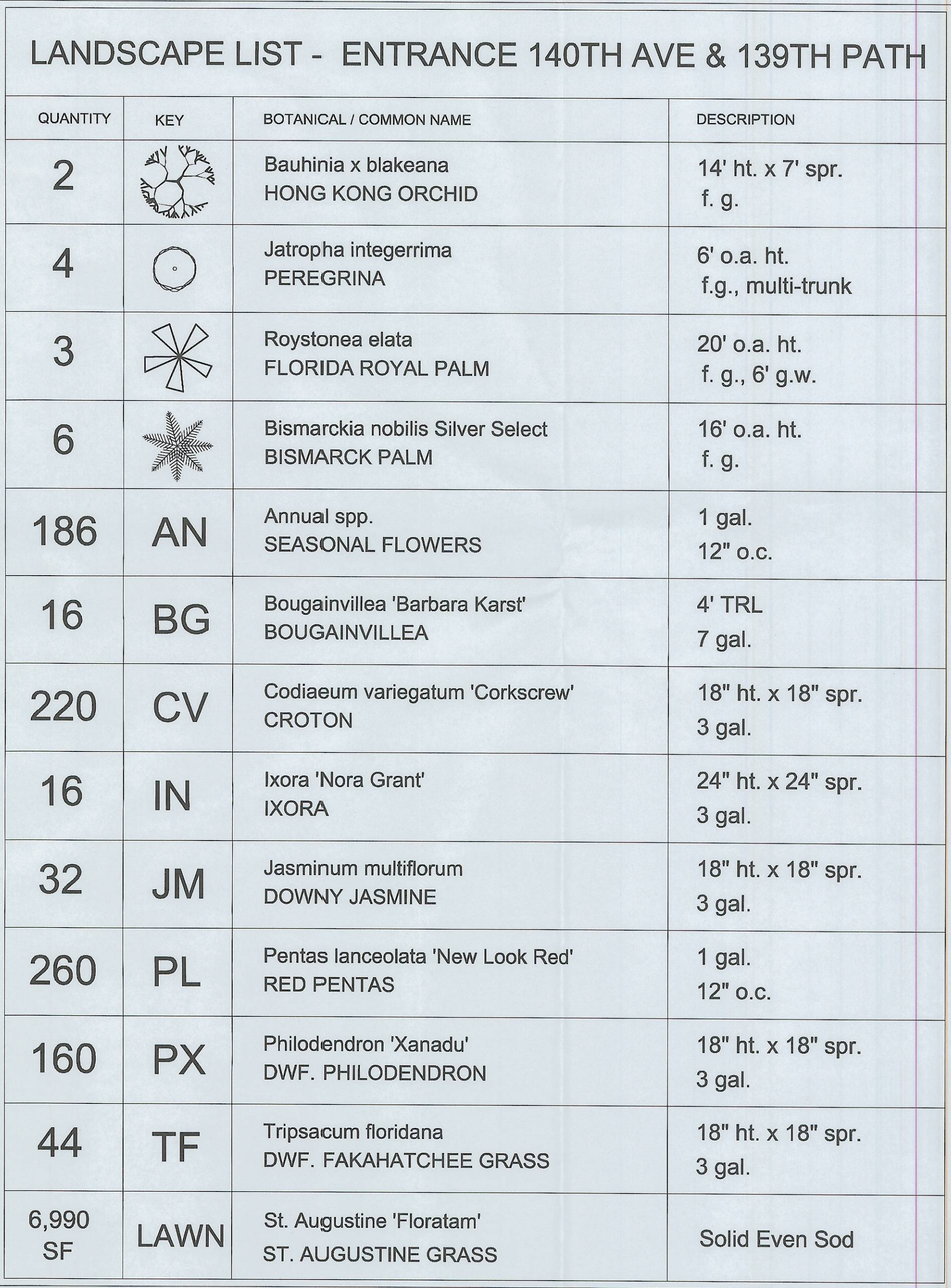
SCALE: 1/4" = 1'



ELEVATION

SCALE: 1/4" = 1'



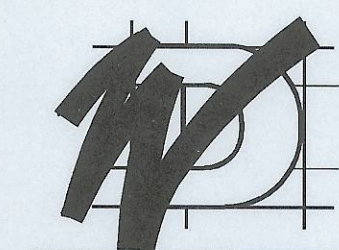


# Mandarin Lakes

Miami-Dade County, Florida

REVISIONS:

#1 ROTATED TRELLIS 11.12.07



**WITKIN**  
DESIGN GROUP

LANDSCAPE  
ARCHITECTURE  
AND PLANNING

**16853 N.E. 2ND AVENUE  
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MEMBER: AMERICAN SOCIETY OF LANDSCAPE ARCHITECTS

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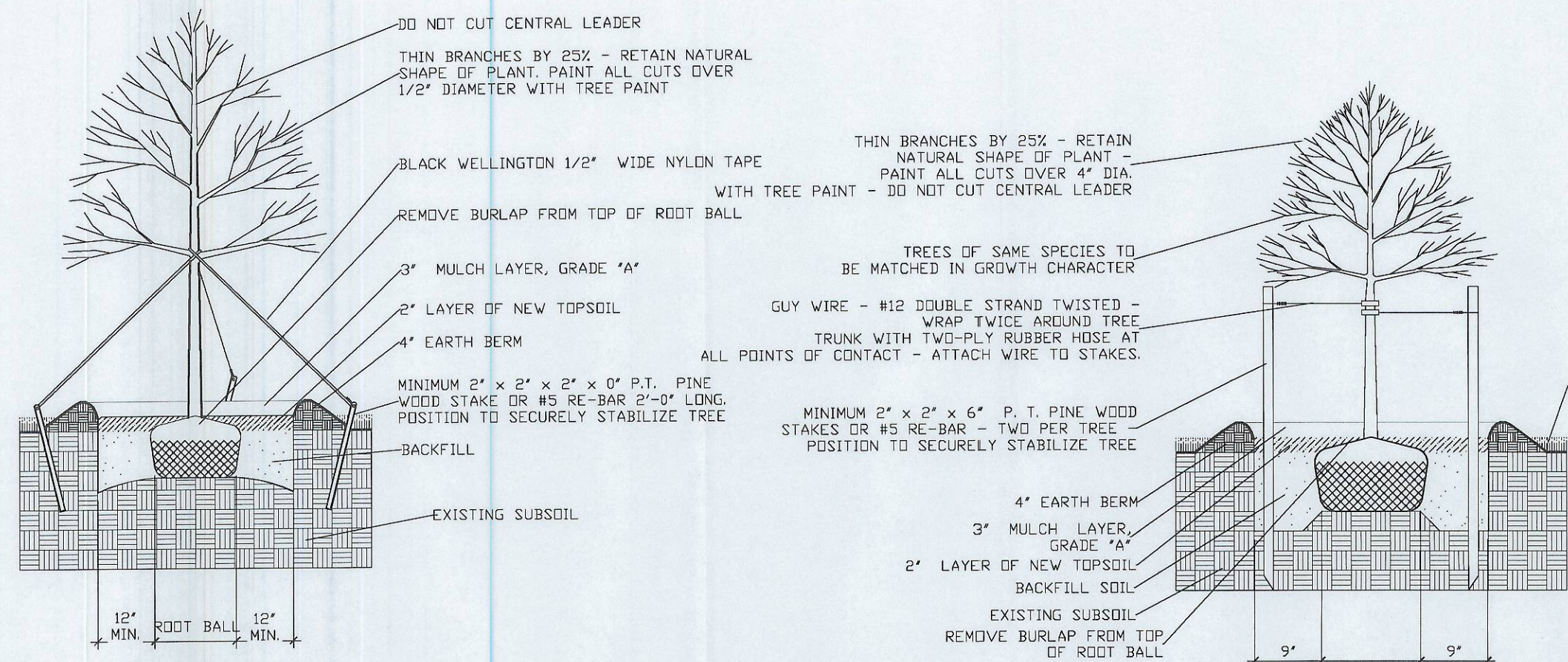
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ENTRANCE FEATURE  
AT 140TH AVE. & 139TH PATH

DATE: 08/17/ 2005

SCALE:  $1/8"=1'-0"$

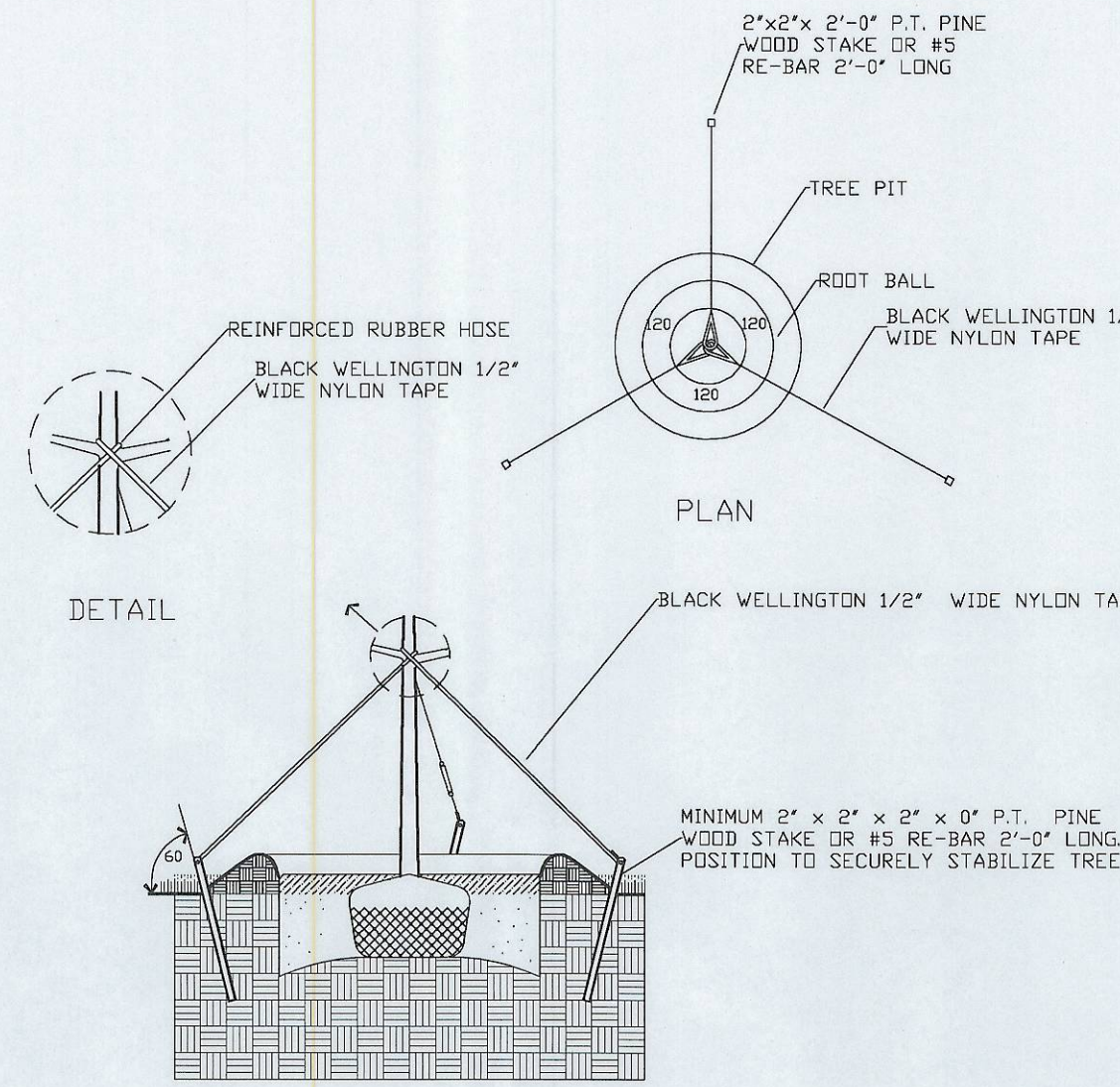
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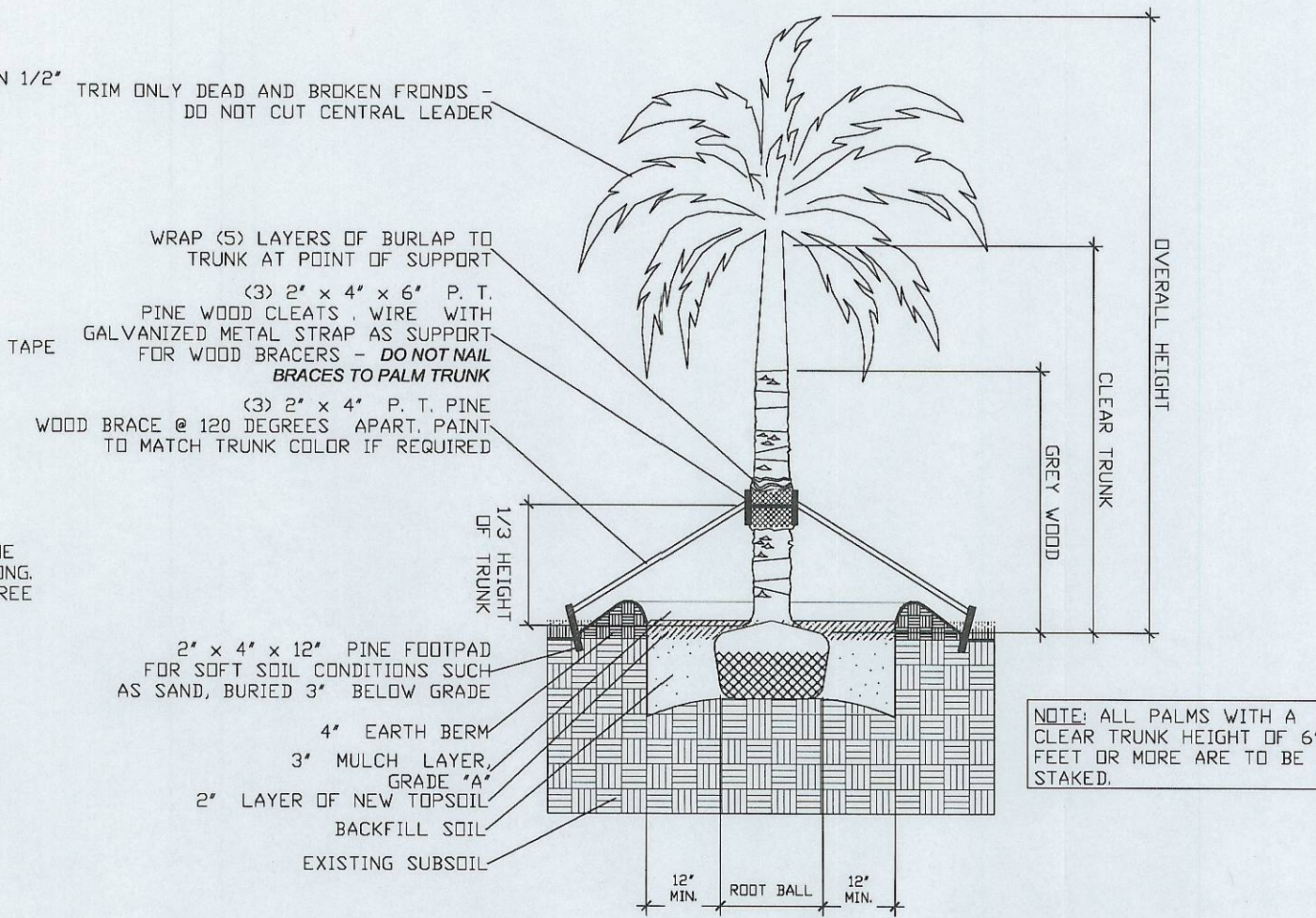


LARGE TREE PLANTING DETAIL

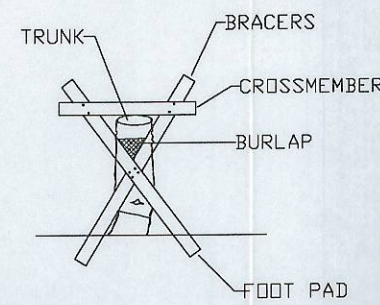
SMALL TREE PLANTING DETAIL



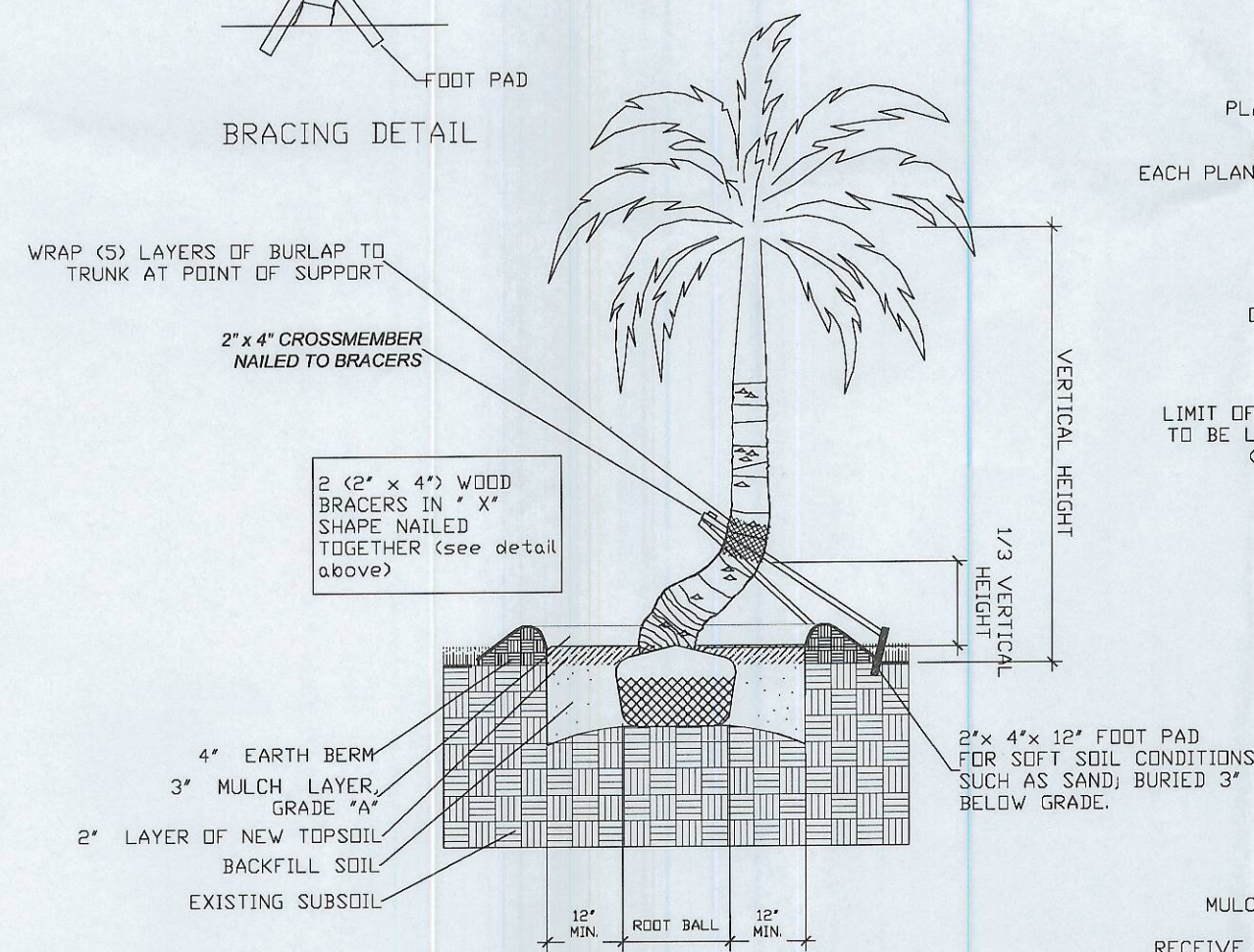
TYPICAL TREE GUYING DETAIL



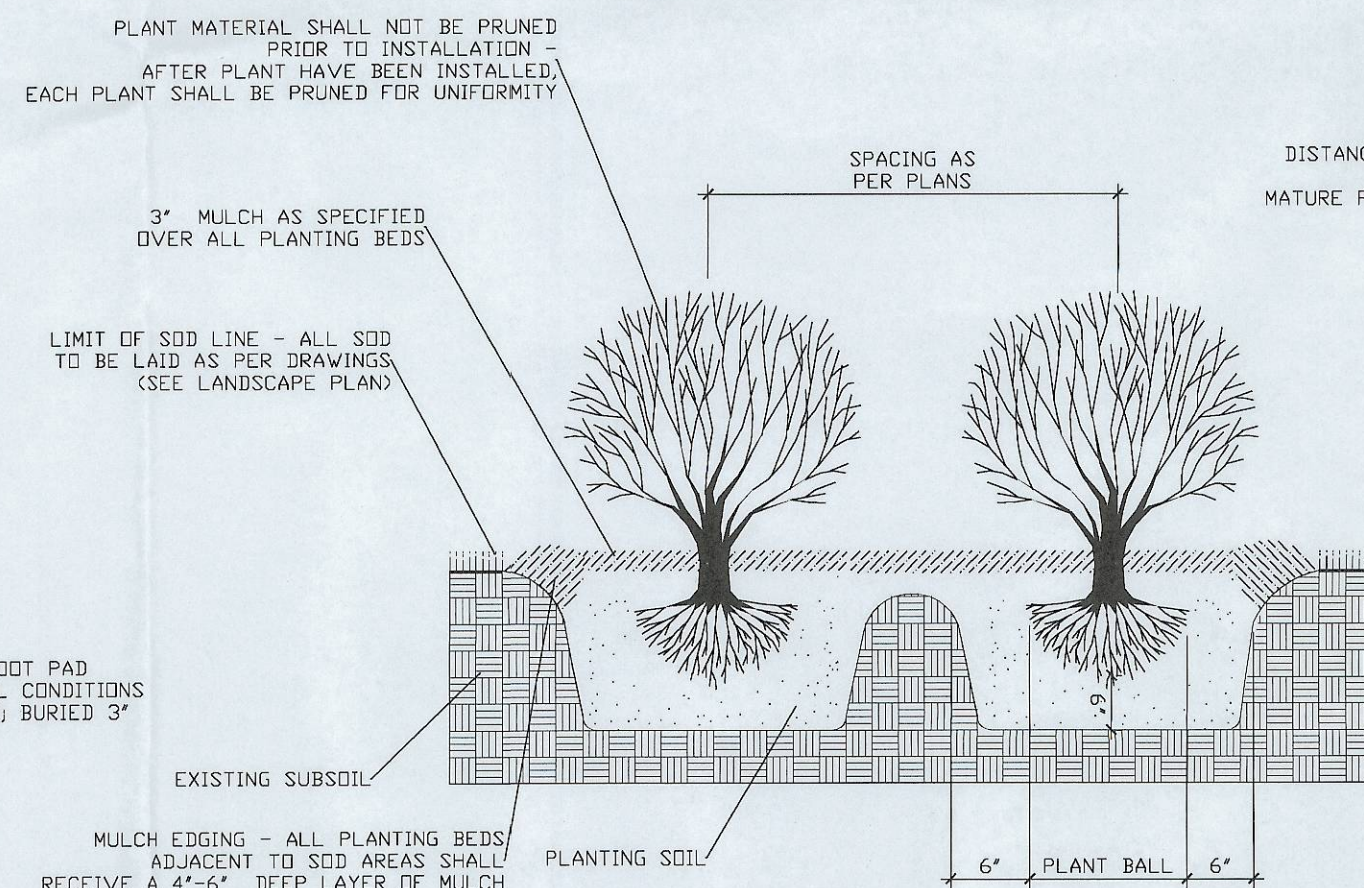
STRAIGHT TRUNK PALM PLANTING DETAIL



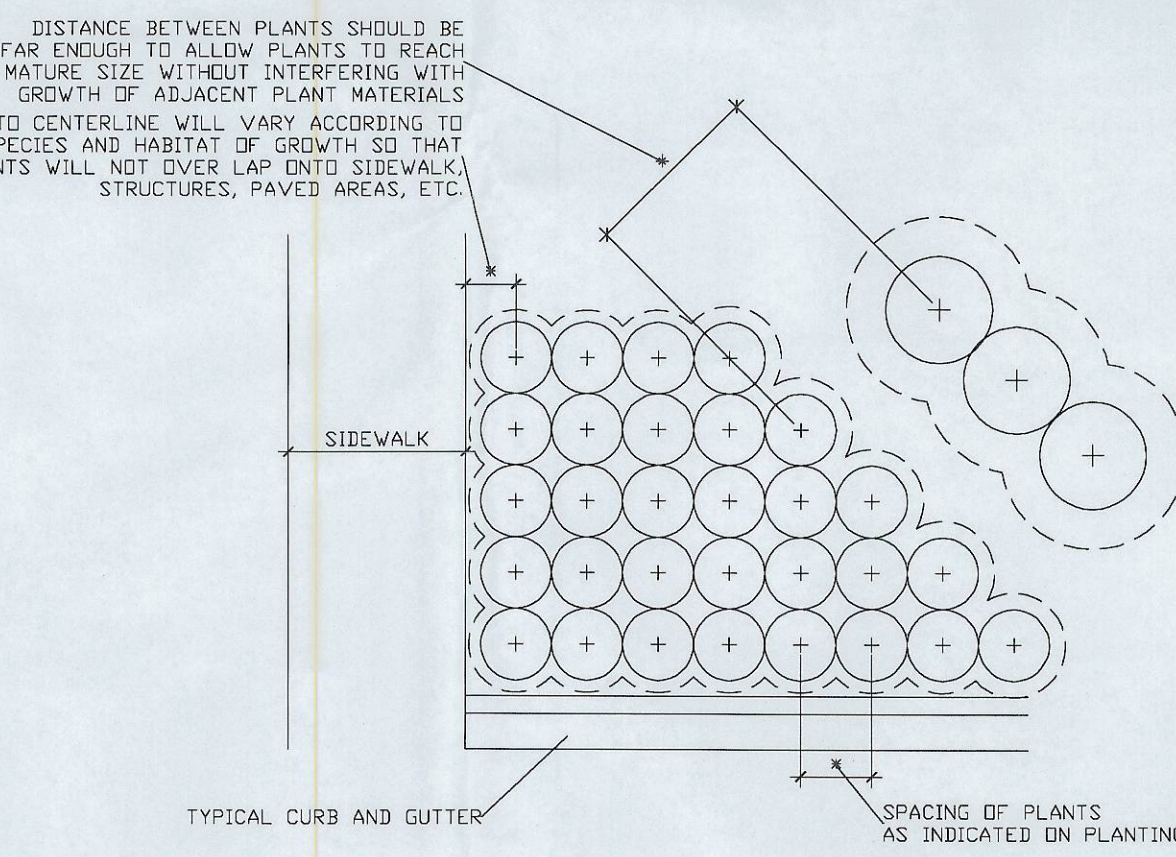
BRACING DETAIL



CURVED TRUNK PALM PLANTING DETAIL

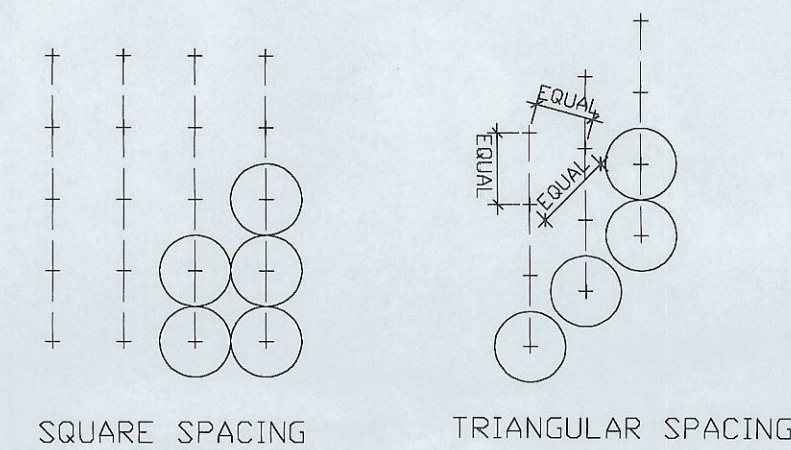


TYPICAL SHRUB PLANTING DETAIL



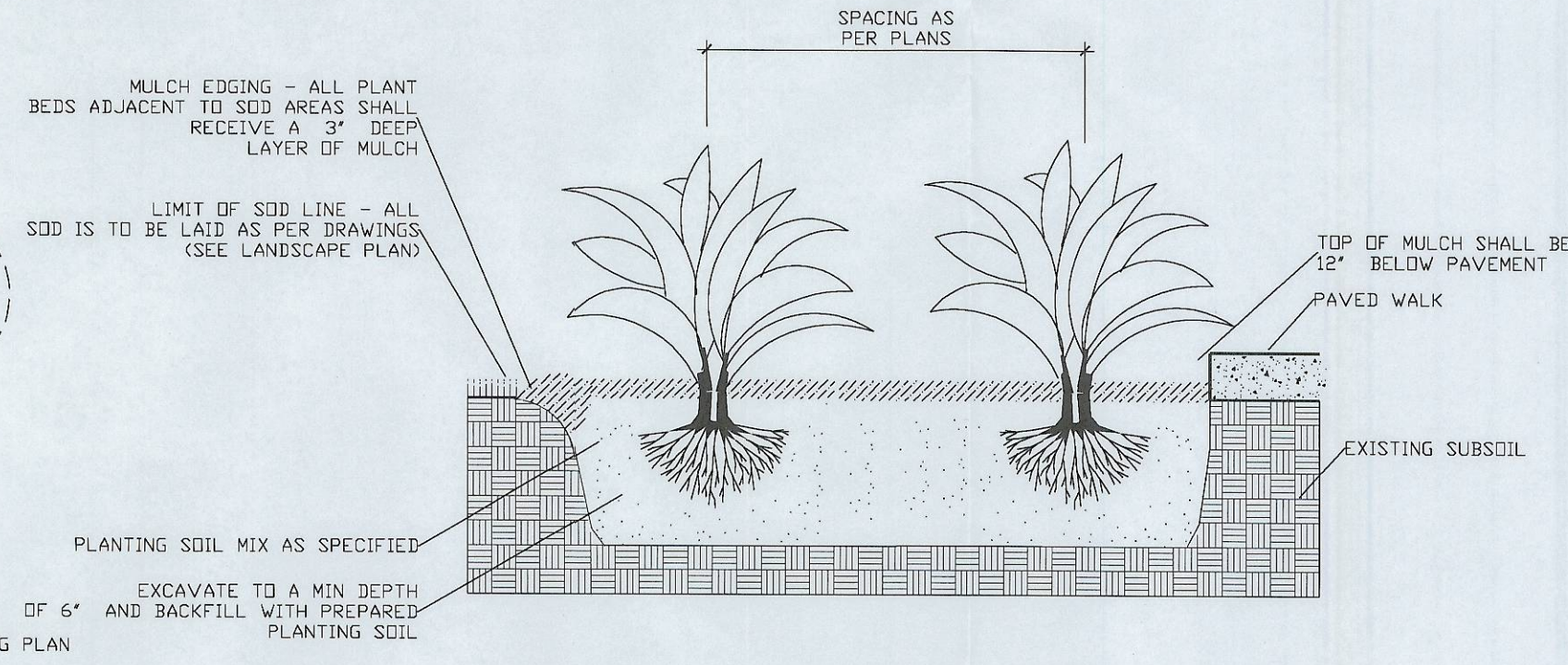
TYPICAL CONTAINER SPACING

NOTE: IN MOST CASES, TRIANGULAR SPACING IS PREFERRED. USE SQUARE SPACING ONLY IN SMALL RECTILINEAR AREAS.

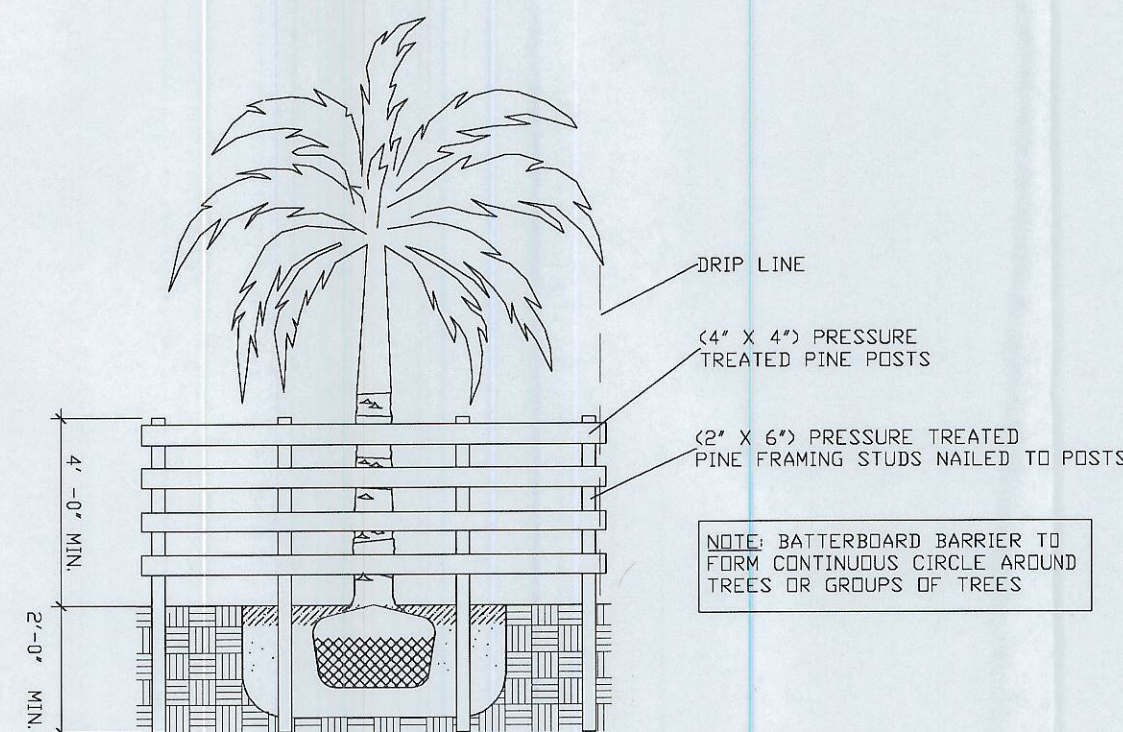


SQUARE SPACING

TRIANGULAR SPACING



TYPICAL GROUND COVER PLANTING DETAIL



BATTERBOARD PROTECTION FOR EXISTING TREES AND PALMS

#### PLANTING NOTES:

(See plant specification and details for additional standards)

-All plant material is to be Florida Number 1 or better pursuant to the Florida Department of Agriculture's Grades and Standards for Nursery Plants

-Sod is to be grade "A" weed free.

-All areas marked "LAWN" shall be solid sodded with St. Augustine "Floratan" solid sod. See limit on plan. All areas marked "Bella Grass" shall be solid sodded with Paspalum notatum. All sod is to be laid level, tight, and cut even along planting beds.

-All plants are to be top dressed with a minimum 3" layer of Melaleuca mulch, Eucalyptus mulch or equal.

-Planting plans shall take precedence over plant list in case of discrepancies.

-No changes are to be made without the prior consent of the Landscape Architect and Owner. Additions and / or deletions to the plant material must be approved by the project engineer.

-Landscape Contractor is responsible for providing their own square footage takeoffs and field verifications for 100 % sod coverage for all areas specified.

- All landscape areas are to be provided with automatic sprinkler system which provide 100% coverage, and 50% overlap.

- All trees in lawn areas are to receive a 24" diameter mulched saucer at the base of the trunk.

- All lawn located in parking islands is to be set flush with top of curb. Provide adequate soil to within 3' of top of curb.

- Trees are to be planted within parking islands after soil is brought up to grade. Deeply set root balls are not acceptable.

- Planting soil for topsoil and backfill shall be 50/50 mix, nematode free by Morris Magic soil, Hialeah, Florida. Planting soil for annual beds to be comprised of 50% Canadian peat moss, 25% salt free coarse sand and 25% Aerolite.

- Tree and shrub pits will be supplemented with "Agriform Pells", 21 gram size with a 20-10-5 analysis, or substitute application accepted by Landscape Architect. Deliver in manufacturer's standard containers showing weight, analysis and name of manufacturer.

#### GENERAL NOTES:

-The Landscape Contractor is to locate and verify all underground and overhead utilities prior to beginning work. Contact proper utility companies and / or General Contractor prior to digging for field verification. The Owner and the Landscape Architect shall not be responsible for any damages to utility or irrigation lines (see Roadway Plans for more utility notes).

-Landscape Contractor is to verify all current drawings and check for discrepancies and bring to the attention of the Landscape Architect prior to commencing with the work.

-All unattended and unplanted tree pits are to be properly barricaded and flagged during installation.

-All planting plans are issued as directives for site layout. Any deviations, site changes, or omissions are to be brought to the attention of the Landscape Architect for clarification prior to installation.

#### REVISIONS:



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*[Signature]*

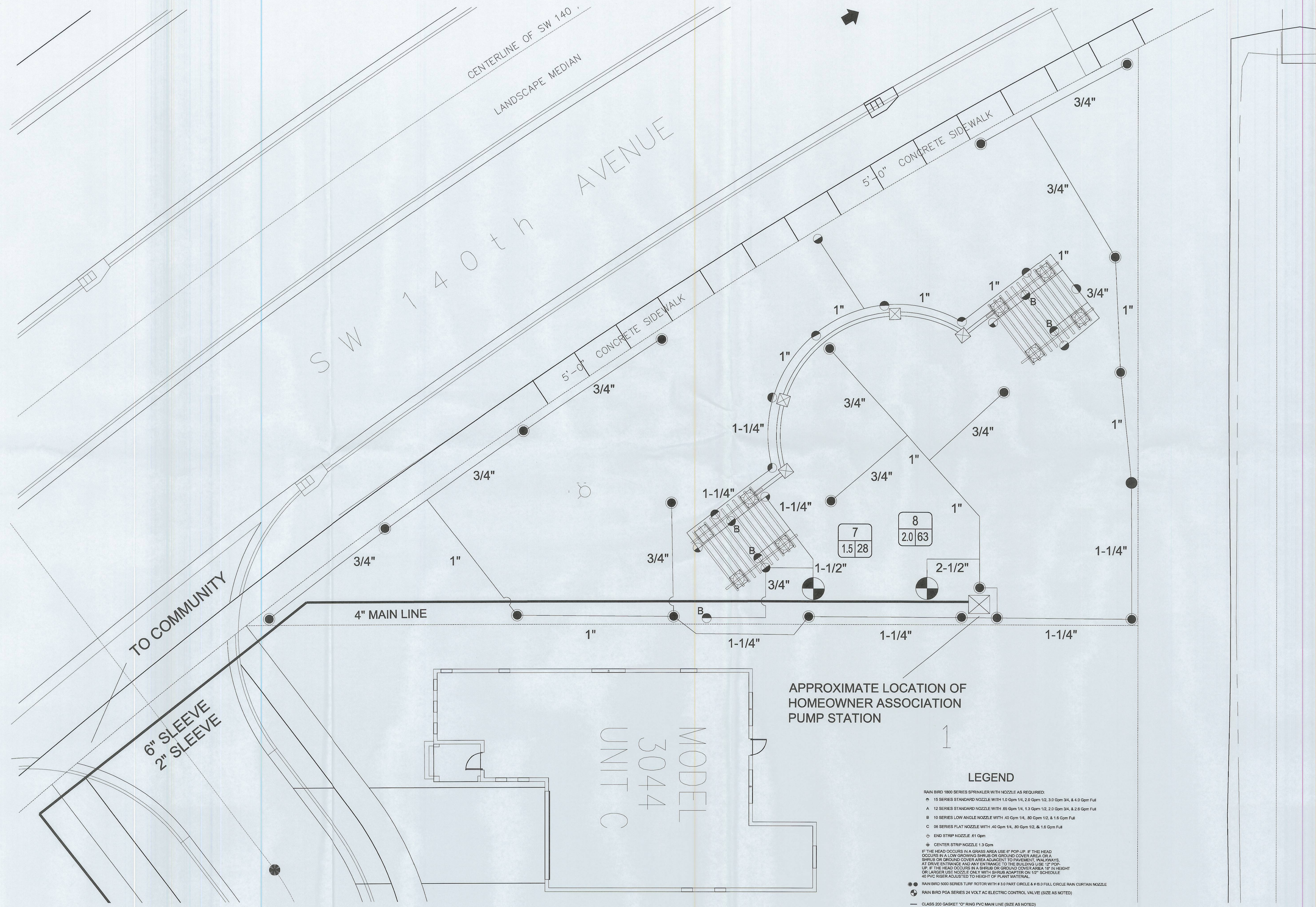
TITLE: LANDSCAPE DETAILS

DATE: 08/17/ 2005

SCALE: 1"=300'-0"

DRAWING NO: L-2





APPROXIMATE LOCATION OF  
HOMEOWNER ASSOCIATION  
PUMP STATION

LEGEND

- RAIN BIRD 1800 SERIES SPRINKLER WITH NOZZLE AS REQUIRED.
- 15 SERIES STANDARD NOZZLE WITH 1.0 Gpm 1/4, 2.0 Gpm 1/2, 3.0 Gpm 3/4, & 4.0 Gpm Full
- 12 SERIES STANDARD NOZZLE WITH: 85 Gpm 1/4, 1.3 Gpm 1/2, 2.0 Gpm 3/4, & 2.6 Gpm Full
- 10 SERIES LOW ANGLE NOZZLE WITH: 40 Gpm 1/4, 80 Gpm 1/2, & 1.6 Gpm Full
- 08 SERIES FLAT NOZZLE WITH: 40 Gpm 1/4, 80 Gpm 1/2, & 1.6 Gpm Full
- END STRIP NOZZLE: 61 Gpm
- CENTER STRIP NOZZLE: 1.3 Gpm
- IF THE HEAD OCCURS IN A GRASS AREA USE 8" POP-UP. IF THE HEAD OCCURS IN A LOW GROWING SHRUB OR GROUND COVER AREA OR A SHRUB OR GROUND COVER AREA ADJACENT TO PAVEMENT, WALKWAYS, AT DRIVE ENTRANCE AND ANY ENTRANCE TO THE BUILDING USE 12" POP-UP. IF THE HEAD OCCURS IN A SHRUB OR GROUND COVER AREA 18" IN HEIGHT OR LARGER USE NOZZLE ONLY WITH SHRUB ADAPTER ON 12" SCHEDULE 40 PVC RISER ADJUSTED TO HEIGHT OF PLANT MATERIAL.
- RAIN BIRD 5000 SERIES TURF ROTOR WITH #3.0 PART CIRCLE & #6.0 FULL CIRCLE RAIN CURTAIN NOZZLE
- RAIN BIRD PGA SERIES 24 VOLT AC ELECTRIC CONTROL VALVE (SIZE AS NOTED)
- CLASS 200 GASKET "O" RING PVC MAIN LINE (SIZE AS NOTED)
- IRRIGATION CRAFT CENTRIFUGAL PUMP STATION (SIZE AS NOTED)
- SCHEDULE 40 PVC SOLVENT WELD SLEEVE (SIZE AS NOTED)

Mandarin Lakes  
Miami-Dade County, Florida

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TITLE:  
IRRIGATION PLAN  
ENTRANCE FEATURE  
AT 140TH AVE. & 139TH PATH  
DATE: 11/09/ 2007  
SCALE: 1/8"=1'-0"  
DRAWING NO: IR-1